Instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20140014983 DEEDQC
Recvd: 03/05/14 09:57 2 pgs
Fees:12.00 Taxes:0.00
20140305-0018386

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
ERIC L. DAVIDSON 1329 Apple Valley Road Madison, TN 37115	Bank of America P.O. Box 15222 Wilmingham, DE 19886-5222	Map 34 GP 13 Parcel 290

KNOW ALL MEN BY THESE PRESENTS:

That MARSHA E. DAVIDSON, (being one and the same as MARSHA EVETTE DAVIDSON), for the express purpose of making a reconveyance due to a divorce action filed in the Circuit Court for Davidson County, Tennessee, between MARSHA EVETTE DAVIDSON, Plaintiff, and ERIC LAVONN DAVIDSON, (being one and the same as ERIC L. DAVIDSON), Defendant, does hereby demise, release and forever quitclaim unto the said ERIC L. DAVIDSON, his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being described as follows, to wit:

BEING Lot No. 210, on the plan of Phase Two – A Cedar Bluff, of record in Plat Book 9700, Page 238, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Eric L. Davidson and Wife, Marsha E. Davidson, by deed from Larry Powell Builders, Inc., on November 21, 1997, of record in Book 10701, Page 566-568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

The said ERIC L. DAVIDSON hereby assumes, agrees to pay and agrees to hold MARSHA E. DAVIDSON harmless from one original Deed of Trust Note in favor of Security Atlantic Mortgage Company, Inc., said note bearing an original principal sum of $149,458.00, as evidenced by a Deed of Trust of record as Instrument No. 20080422-0041102, and Loan Modification Agreement indebtedness of $16,041.37 as evidenced by Agreement filed as Instrument No. 20120803-0068928, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property known as 1329 Apple Valley Road, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 5 day of March, 2014.

MARSHA E. DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARSHA E. DAVIDSON, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Davidson Co., Tennessee, this 5th day of March, 2014.

ELIZABETH D. PRITCHETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

NOTARY PUBLIC

My Commission expires: _____.

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

ERIC L. DAVIDSON
Affiant

Sworn to and subscribed before me
this 5th day of March, 2014.

ELIZABETH D. PRITCHETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

NOTARY PUBLIC

My Commission Expires: _____.

This instrument prepared from information provided by the parties.